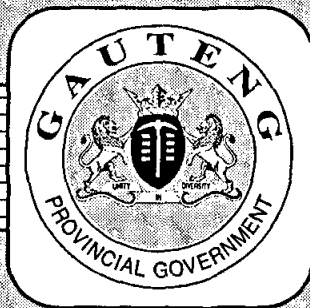


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

Selling price • Verkoopprys: **R2,50**
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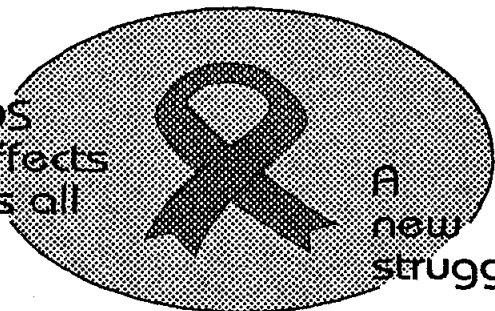
Vol. 11

PRETORIA, 16 NOVEMBER 2005

No. 486

We all have the power to prevent AIDS

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affects
us all



A
new
struggle

Prevention is the cure

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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 2889
CITY OF TSHWANE METROPOLITAN MUNICIPALITY
CENTURION AMENDMENT SCHEME 1304C

It is hereby notified in terms of the provisions of section 125(1) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), that the City of Tshwane Metropolitan Municipality has approved an amendment scheme with regard to the land in the township of Kosmosdal Extension 25, being an amendment of the Centurion Town-planning Scheme, 1992.

Map 3 and the scheme clauses of this amendment scheme are filed with the Acting General Manager: Legal Services, and are open to inspection during normal office hours.

This amendment is known as Centurion Amendment Scheme 1304C.

(13/2/Kosmosdal x25 (1304C))
 __ November 2005

Acting General Manager: Legal Services
 (Notice No 1069/2005)

PLAASLIKE BESTUURSKENNISGEWING 2889

PLAASLIKE BESTUURSKENNISGEWING
STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
CENTURION WYSIGINGSKEMA 1304C

Hierby word ingevolge die bepalings van artikel 125(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), bekend gemaak dat die Stad Tshwane Metropolitaanse Munisipaliteit 'n wysigingskema met betrekking tot die grond in die dorp Kosmosdal Uitbreiding 25, synde 'n wysiging van die Centurion-dorpsbeplanningskema, 1992, goedgekeur het.

Kaart 3 en die skemaklousules van hierdie wysigingskema word deur die Waarnemende Hoofbestuurder: Regsdienste, in bewaring gehou en lê gedurende gewone kantoorure ter insae.

Hierdie wysiging staan bekend as Centurion-wysigingskema 1304C.

(13/2/Kosmosdal x25 (1304C))
 __ November 2005

Waarnemende Hoofbestuurder: Regsdienste
 (Kennisgewing No 1069/2005)

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

DECLARATION OF KOSMOSDAL EXTENSION 25 AS APPROVED TOWNSHIP

In terms of section 103 of the Town-planning and Townships Ordinance, 1986 (Ordinance No 15 of 1986), the City of Tshwane Metropolitan Municipality hereby declares the Township of Kosmosdal Extension 25 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Kosmosdal x25 (1304C))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY SAMRAND MITRAJAYA DEVELOPMENT (PROPRIETARY) LIMITED IN TERMS OF THE PROVISIONS OF SECTION A AND C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 288 (A PORTION OF PORTION 249) OF THE FARM OLIEVENHOUTBOSCH 389JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Kosmosdal Extension 25.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No SG No 11567/2003.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of the rights to minerals, but excluding -

1.3.1 the following servitudes which do not affect the township area;

- (i) "The former Remaining Extent of Portion 2 of the farm Olievenhoutbosch 389-JR., Province Gauteng, whereof the property hereby registered forms a portion, was subject to Notarial Deed K155/74S, registered on 28th January 1974 whereby the right has been granted to ESKOM to convey electricity over the property hereby conveyed together with ancillary rights and subject to conditions, as will more fully appear from the said Notarial Deed and by virtue of Notarial Deed of Amendment of Servitude K2445/1979S the route has been established, as will more fully appear from the said Notarial Deed of Amendment of Servitude."
- (ii) "Die vorige Resterende gedeelte van Gedeelte 2 van die plaas Olievenhoutbosch 389, Registrasie afdeling J.R., Provinsie van Gauteng, Groot 645,0113 hektaar (waarvan die eiendom hiermee getranspoteer deel vorm) is onderhewig aan 'n serwituu gebied vir munisipale doeleindes, groot 7,1266ha, met bykomende regte ten gunste van die Stadsraad van Centurion, soos meer volledig sal blyk uit Notariele Akte van serwituu K8139/1996 geregistreer op 20 November 1996."
- (iii) "The property is subject to a servitude for municipal purposes together with ancillary rights and subject to conditions, as will more fully appear from the attached diagram SG No A2623/1999 where the lines abcdefghjkl represents the centre line of a Sewer Pipe Line servitude 2,00 (TWO) metres wide and the figure xyzw' represents a servitude area, registered by virtue of Notarial Deed of Servitude K2944/99S."
- (iv) "By virtue of Notarial K4991/1999S dated 20 September 1999, the undermentioned property is subject to a servitude for municipal purposes indicated by the figures ABCDEA which represents a servitude area of 103m² on diagram SG No 3398/1999, in favour of the Town Council of Centurion."
- (v) "By virtue of Notarial Deed No K4992/1999S dated 20 September 1999, the undermentioned property is subject to a servitude for municipal services indicated by the figures ABCDA which represents a servitude area of 105m² on diagram SG No 3396/1999 in favour of the Centurion Town Council."
- (vi) "By virtue of Notarial Deed K4993/1999S dated 20 September 1999 the undermentioned property is subject to a servitude for municipal services indicated by the figures ABCDEFGHA which represents a servitude area of 8 012m² on diagram SG No 3397/1999 in favour of the Town Council of Centurion."
- (vii) "By virtue of Notarial Deed K4994/1999-S dated 20 September 1999, the undermentioned property is subject to a servitude of Right of Way indicated by the figures ABCDEFGHJKLMNPQRSTUVWXYZ A'B'C'D'E'F'G'H'J'K'L'M'N'P'Q'A which represents a servitude area of 4,0095ha on diagram SG No 3394/1999 in favour of the Town Council of Centurion."
- (viii) "By virtue of Notarial Deed K4995/1999-S dated 20 September 1999 the undermentioned property is subject to a servitude of Right of Way indicated by the figures ABCDEFGHJKLMNPQRSTUVWXYZ A'B'C'D'E'F'G'H'J'K'L'M'N'P'Q'R'S'T'U'V'W'X'A which represents a servitude area of 8,9268ha on diagram SG No 3395/1999 in favour of the Town Council of Centurion."

- (ix) "By virtue of Notarial Deed K6079/2003S dated 18 December 2002, the property is subject to a perpetual right of way indicated by the figure ABCDEGHJKLMA, which represents a servitude area of 3 392m² on Diagram SG No 2213/2002 in favour of the City of Tshwane Metropolitan Municipality, together with ancillary rights."
- (x) "By virtue of Notarial Deed K8104/2003S dated 18 November 2003, the property is subject to servitudes for municipal purposes, 3,00 (THREE) meters wide, where the lines ABCDEF and GHJKL represents the centre lines of such servitudes, as will more fully appear from SG Diagram No 5493/2000."
- (xi) "By virtue of Notarial Deed K8166/2003S dated 18 November 2003, the property is subject to a perpetual servitude for municipal purposes 3,00 (THREE) metres wide, where the line ABCD represent the southern boundary of such servitude as indicated on Diagram SG No 6208/2002, in favour of the City of Tshwane Metropolitan Municipality."
- (xii) "By virtue of Notarial Deed K8304/2002S dated 18 November 2003, the property is subject to a servitude of right of way for municipal purposes, 275 (TWO HUNDRED AND SEVENTY FIVE) square metres in extent, indicated by the figure ABCA on Diagram SG No 3580/2000, in favour of the City of Tshwane Metropolitan Municipality."
- (xiii) "By virtue of Notarial Deed K207/2004S dated 11 November 2003, the property is subject to a servitude of Right of Way, 987 (NINE HUNDRED AND EIGHTY SEVEN) square metres in extent, indicated by the figure ABCDEA on Diagram SG No. 5367/2003, in favour of the City of Tshwane Metropolitan Municipality."
- (xiv) "By virtue of Notarial Deed K208/2004S dated 11 November 2003, the property is subject to a servitude for municipal purposes 4,00 (FOUR) metres wide, where the line ABCD represents the western boundary of such servitude, as will more fully appear from servitude diagram SG No 5734/2002, in favour of the City of Tshwane Metropolitan Municipality."
- (xv) "By virtue of Notarial Deed K209/2004S dated 18 November 2003, the property is subject to a servitude for municipal purposes 3,00 (THREE) metres wide, where the lines ABCDEFGHJK and EL represent the centre line of such servitude, as will more fully appear from servitude diagram SG No 9251/2000, in favour of the City of Tshwane Metropolitan Municipality."
- (xvi) "By virtue of Notarial Deed K8243/2003S dated 18 November 2003, the property is subject to servitudes for municipal services 3,00 (THREE) metres wide, where the lines AB and CD respectively represent the western and eastern boundaries of such servitudes, as will more fully appear from servitude diagram SG No 664/2000, in favour of the City of Tshwane Metropolitan Municipality."
- (xvii) "By virtue of Notarial Deed K1485/2004S dated 24 February 2004, the property is subject to a servitude for municipal purposes 4,00 (FOUR) metres wide, where the lines AB, BC and CD represent the western boundary of such servitude, as will more fully appear from servitude diagram SG No. 5735/2002, in favour of the City of Tshwane Metropolitan Municipality."
- (xviii) "By virtue of Notarial Deed K1486/2004S dated 24 February 2004, the property is subject to a servitude for municipal purposes 4,00 (FOUR) metres wide, the centre line of which servitude is indicated by the line ABCDEFG on servitude diagram SG No. 5733/2002, in favour of the City of Tshwane Metropolitan Municipality."

1.3.1 the following servitude which only affects Erf 2025 in the township:

"By virtue of Notarial Deed K1982/2004S dated 31 March 2004, the property is subject to a servitude for municipal purposes, 117 (ONE HUNDRED AND SEVENTEEN) square metres wide in extent, indicated by ABCA on servitude diagram SG No 5736/2002, in favour of the City of Tshwane Metropolitan Municipality."

1.4 PRECAUTIONARY MEASURES

The township owner shall at its own expense, make arrangements with the local authority, in order to ensure that -

- 1.4.1 water will not accumulate to the effect that the entire surface of the dolomite area/s is drained properly and that streets are sealed effectively with tar, cement or bitumen; and
- 1.4.2 trenches and excavations for foundations, pipes and cables or for any other purposes, are properly refilled with damp soil in layers not thicker than 150 mm, and compacted until the same grade of compaction as that of the surrounding material is obtained.

1.5 REMOVAL AND/OR REPLACEMENT OF TELKOM AND/OR MUNICIPAL SERVICES

If by any reason the establishment of the township, it should become necessary to remove or replace any existing Telkom or Municipal Services, the cost thereof shall be borne by the township owners.

1.6 SECTION 21 COMPANY (HOME OWNERS ASSOCIATION)

Erven 2022-2024 and 2026-2040 will be made subject to the following conditions:

- 1.6.1 Any owner of an erf, or any subdivision thereof, or any interest therein, or any unit as defined in terms of the Sectional titles Act 95 of 1986, shall become and shall remain a member of the HOME OWNERS ASSOCIATION and be subject to its MEMORANDUM AND ARTICLES OF ASSOCIATION until it ceases to be an owner as aforesaid. No erf or any subdivision thereof, or interest therein, or any unit thereon, shall be transferred to any person who has not committed itself to the satisfaction of the HOME OWNERS ASSOCIATION to become a member of the HOME OWNERS ASSOCIATION.
- 1.6.2 The owner of the erf or any subdivision thereof, or any interest therein, or any unit as defined in terms of the Sectional Titles Act 95 of 1986, shall not be entitled to transfer the erf or any subdivision or any interest therein, or any unit thereon, without a clearance certificate from the HOME OWNERS ASSOCIATION that all monies have been paid.
- 1.6.3 The term HOME OWNERS ASSOCIATION in the above context shall refer to the BLUE VALLEY GOLF AND COUNTRY ESTATE HOME OWNERS ASSOCIATION No. 1999/018250/08 (Owners Association incorporated under Section 21 of the Companies Act).

2. CONDITIONS OF TITLE

2.1 THE ERVEN MENTIONED BELOW SHALL BE SUBJECT TO THE CONDITIONS AS INDICATED, LAID DOWN BY THE CITY OF TSHWANE METROPOLITAN MUNICIPALITY IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986):

2.1.1 ALL ERVEN

- 2.1.1.1 The erven are subject to a servitude, 2 metre wide, in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 2 metre wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may dispense with any such servitude. Where the erf is actually affected by a Council sewer line it must be protected by a 3 metre wide servitude.
- 2.1.1.2 No building or other structures shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 2 meter thereof.

2.1.1.3 The Local Authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the Local Authority.

2.1.2 ERF 2030

The erf is subject to a servitude, 3 metre wide, for municipal purposes in favour of the local authority, as indicated on the General Plan.

2.1.3 ERVEN 2025 AND 2041

The erven is subject to a servitude, 5 metre wide, for municipal purposes in favour of the local authority, as indicated on the general plan.

2.1.4 ERF 2041

The erf is subject to a servitude, 8 metre wide, for municipal purposes in favour of the local authority, as indicated on the general plan.

2.2 CONDITIONS IMPOSED BY THE REGIONAL DIRECTOR: MINERAL AND ENERGY AFFAIRS FOR THE PWV REGION IN TERMS OF SECTION 68(1) OF THE MINERALS ACT, 1991

2.2.1 ERVEN 2022 TO 2041

This erven (stand, land, etc) is situated in an area where nearby open cast mining operations and activities incidental thereto are being conducted and the owner thereof accepts that inconvenience with regard to dust pollution and noise as a result of such mining operations and activities, may be experienced and no liability shall devolve upon the State, the City of Tshwane Metropolitan Municipality or its employees.

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

VERKLARING VAN KOSMOSDAL UITBREIDING 25 TOT GOEDGEKEURDE DORP

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie No 15 van 1986), verklaar die Stad Tshwane Metropolitaanse Munisipaliteit hierby die dorp Kosmosdal Uitbreiding 25 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(13/2/Kosmosdal x25 (1304C))

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR SAMRAND MITRAJAYA ONTWIKKELING (EIENDOMS) BEPERK INGEVOLGE DIE BEPALINGS VAN GEDEELTE A EN C VAN HOOFSTUK III C VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE NO. 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP GEDEELTE 288 ('N GEDEELTE VAN GEDEELTE 249) VAN DIE PLAAS OLIEVENHOUTBOSCH 389 JR, GAUTENG, TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp is Kosmosdal Uitbreiding 25.

1.2 ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG No. 11567/2003.

1.3 BESIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, as daar is, met inbegrip van regte op minerale maar uitgesonderd:

1.3.1 die volgende serwitute wat nie die dorp raak nie:

- (i) "The former Remaining Extent of Portion 2 of the farm Olievenhoutbosch 389-JR., Province Gauteng, whereof the property hereby registered forms a portion, was subject to Notarial Deed K155/74S, registered on 28th January 1974 whereby the right has been granted to ESKOM to convey electricity over the property hereby conveyed together with ancillary rights and subject to conditions, as will more fully appear from the said Notarial Deed and by virtue of Notarial Deed of Amendment of Servitude K2445/1979S the route has been established, as will more fully appear from the said Notarial Deed of Amendment of Servitude."
- (ii) "Die vorige Resterende gedeelte van Gedeelte 2 van die plaas Olievenhoutbosch 389, Registrasie afdeling J.R., Provinsie van Gauteng, Groot 645,0113 hektaar (waarvan die eiendom hiermee getranspoteer deel vorm) is onderhewig aan 'n serwitutgebied vir munisipale doeleindes, groot 7,1266ha, met bykomende regte ten gunste van die Stadsraad van Centurion, soos meer volledig sal blyk uit Notariele Akte van serwitut K8139/1996 geregistreer op 20 November 1996."
- (iii) "The property is subject to a servitude for municipal purposes together with ancillary rights and subject to conditions, as will more fully appear from the attached diagram SG No A2623/1999 where the lines abcdefghijkl represents the centre line of a Sewer Pipe Line servitude 2,00 (TWO) metres wide and the figure xyzw' represents a servitude area, registered by virtue of Notarial Deed of Servitude K2944/99S."
- (iv) "By virtue of Notarial K4991/1999S dated 20 September 1999, the undermentioned property is subject to a servitude for municipal purposes indicated by the figures ABCDEA which represents a servitude area of 103m² on diagram SG No 3398/1999, in favour of the Town Council of Centurion."
- (v) "By virtue of Notarial Deed No K4992/1999S dated 20 September 1999, the undermentioned property is subject to a servitude for municipal services indicated by the figures ABCDA which represents a servitude area of 105m² on diagram SG No 3396/1999 in favour of the Centurion Town Council."
- (vi) "By virtue of Notarial Deed K4993/1999S dated 20 September 1999 the undermentioned property is subject to a servitude for municipal services indicated by the figures ABCDEFGHA which represents a servitude area of 8 012m² on diagram SG No 3397/1999 in favour of the Town Council of Centurion."
- (vii) "By virtue of Notarial Deed K4994/1999-S dated 20 September 1999, the undermentioned property is subject to a servitude of Right of Way indicated by the figures ABCDEFGHJKLMNPQRSTUVWXYZ A'B'C'D'E'F'G'H'J'K'L'M'N'P'Q'A which represents a servitude area of 4,0095ha on diagram SG No 3394/1999 in favour of the Town Council of Centurion."
- (viii) "By virtue of Notarial Deed K4995/1999-S dated 20 September 1999 the undermentioned property is subject to a servitude of Right of Way indicated by the figures ABCDEFGHJKLMNPQRSTUVWXYZ A'B'C'D'E'F'G'H'J'K'L'M'N'P'Q'R'S'T'U'V'W'X'A which represents a servitude area of 8,9268ha on diagram SG No 3395/1999 in favour of the Town Council of Centurion."
- (ix) "By virtue of Notarial Deed K6079/2003S dated 18 December 2002, the property is subject to a perpetual right of way indicated by the figure ABCDEGHJKLMA, which represents a servitude area of 3 392m² on Diagram SG No 2213/2002 in favour of the City of Tshwane Metropolitan Municipality, together with ancillary rights."

- (x) "By virtue of Notarial Deed K8104/2003S dated 18 November 2003, the property is subject to servitudes for municipal purposes, 3,00 (THREE) meters wide, where the lines ABCDEF and GHJKL represents the centre lines of such servitudes, as will more fully appear from SG Diagram No 5493/2000."
- (xi) "By virtue of Notarial Deed K8166/2003S dated 18 November 2003, the property is subject to a perpetual servitude for municipal purposes 3,00 (THREE) metres wide, where the line ABCD represent the southern boundary of such servitude as indicated on Diagram SG No 6208/2002, in favour of the City of Tshwane Metropolitan Municipality."
- (xii) "By virtue of Notarial Deed K8304/2002S dated 18 November 2003, the property is subject to a servitude of right of way for municipal purposes, 275 (TWO HUNDRED AND SEVENTY FIVE) square metres in extent, indicated by the figure ABCA on Diagram SG No 3580/2000, in favour of the City of Tshwane Metropolitan Municipality."
- (xiii) "By virtue of Notarial Deed K207/2004S dated 11 November 2003, the property is subject to a servitude of Right of Way, 987 (NINE HUNDRED AND EIGHTY SEVEN) square metres in extent, indicated by the figure ABCDEA on Diagram SG No. 5367/2003, in favour of the City of Tshwane Metropolitan Municipality."
- (xiv) "By virtue of Notarial Deed K208/2004S dated 11 November 2003, the property is subject to a servitude for municipal purposes 4,00 (FOUR) metres wide, where the line ABCD represents the western boundary of such servitude, as will more fully appear from servitude diagram SG No 5734/2002, in favour of the City of Tshwane Metropolitan Municipality."
- (xv) "By virtue of Notarial Deed K209/2004S dated 18 November 2003, the property is subject to a servitude for municipal purposes 3,00 (THREE) metres wide, where the lines ABCDEFGHJK and EL represent the centre line of such servitude, as will more fully appear from servitude diagram SG No 9251/2000, in favour of the City of Tshwane Metropolitan Municipality."
- (xvi) "By virtue of Notarial Deed K8243/2003S dated 18 November 2003, the property is subject to servitudes for municipal services 3,00 (THREE) metres wide, where the lines AB and CD respectively represent the western and eastern boundaries of such servitudes, as will more fully appear from servitude diagram SG No 664/2000, in favour of the City of Tshwane Metropolitan Municipality."
- (xvii) "By virtue of Notarial Deed K1485/2004S dated 24 February 2004, the property is subject to a servitude for municipal purposes 4,00 (FOUR) metres wide, where the lines AB, BC and CD represent the western boundary of such servitude, as will more fully appear from servitude diagram SG No. 5735/2002, in favour of the City of Tshwane Metropolitan Municipality."
- (xviii) "By virtue of Notarial Deed K1486/2004S dated 24 February 2004, the property is subject to a servitude for municipal purposes 4,00 (FOUR) metres wide, the centre line of which servitude is indicated by the line ABCDEFG on servitude diagram SG No. 5733/2002, in favour of the City of Tshwane Metropolitan Municipality."

1.3.2 die volgende serwituu wat slegs erf 2025 in die dorp raak:

"By virtue of Notarial Deed K1982/2004S dated 31 March 2004, the property is subject to a servitude for municipal purposes, 117 (ONE HUNDRED AND SEVENTEEN) square metres in extent, indicated by ABCA on servitude diagram SG No. 5736/2002, in favour of the City of Tshwane Metropolitan Municipality."

1.4 VOORKOMENDE MAATREËLS

Die dorpseienaar moet op eie koste reëlings met die plaaslike bestuur tref om te verseker dat -

- 1.4.1 water nie opdam nie, dat die hele oppervlakte van die dorp behoorlik gedreineer word en dat die strate doeltreffend met teer, beton of butimen geseël word;
- 1.4.2 slote en uitgrawings vir fundamente, pype kables of vir enige ander doeleindes behoorlik met klam grond in lae wat nie dikker as 150mm is nie, opgevolg word en gekompakteer word totdat dieselfde verdigtingsgraad as wat die omliggende materiaal is, verkry is.

1.5 VERWYDERING OF VERVANGING VAN TELKOM EN/OF MUNISIPALE DIENSTE

Indien, volgens die rede vir die stigting van die dorp, dit nodig sal wees vir die verwydering of vervanging van Telkom en/of munisipale dienste, sal die eienaar van die dorp verantwoordelik wees vir die doste.

1.6 ARTIKEL 21 MAATSKAPPY (HUIS EIENAARS VERENIGING)

Erwe 2022 – 2024 en 2026 – 2040 is onderworpe aan die volgende voorwaardes:

- 1.6.1 Enige eienaar van 'n erf, of enige onderverdeling daarvan, of enige belangstelling daarin, of enige eenheid soos verklaar in terme van Deel Titel Akte 95 van 1986, sal 'n lid word en bly van die HUIS EIENAARS VERENIGING en sal onderworpe wees aan die MEMORANDUM EN ARTIKELS VAN DIE VERENIGING, tot die eienaarskap eindig soos bogenoem. Geen erf of enige onderverdeling daarvan, of belangstelling daarin, of enige eenheid daarop, sal oorgeplaas word na enige persoon wat nie die HUIS EIENAARS VERENIGING bevrëdigend oortuig om 'n lid van die HUIS EIENAARS VERENIGING te word nie.
- 1.6.2 Die eienaar van die erf, of enige onderverdeling daarvan, of enige belangstelling daarin, of enige eenheid soos verklaar in terme van Deel Titel Akte 95 van 1986, sal nie geregtig wees tot die oorplaasing van die erf of enige onderverdeling, of enige belangstelling daarin, of enige eenheid daarop, sonder 'n goedkeurings sertiikaat van die HUIS EIENAARS VERENIGING wat staaf dat alle gelde betaal is nie.
- 1.6.3 Die term HUIS EIENAARS VERENIGING in die bogenoemde konteks, sal verwys na die BLUE VALLEY GHOLF EN DISTRIK LANDGOED HUIS EIENAARS VERENIGING No. 1999/018250/08 (Eienaars Vereniging ingekorporeer onder Artikel 21 van die maatskappy Akte)

2. TITELVOORWAARDES

2.1 VOORWAARDES OPGELEË DEUR DIE PLAASLIKE BESTUUR INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986:

2.1.1 ALLE ERWE

- 2.1.1.1 Die erwe is onderworpe aan 'n serwituut 2m breed, vir riolerings-en ander munisipale doeleindes, ten gunste van die plaaslike bestuur, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteel-erf, 'n addisionele serwituut vir munisipale doeleindes 2m breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur: Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien. Waar 'n erf werklik deur 'n Stadsraad rioollyn geaffekteer word, moet dit beskerm word deur 'n 3m wye serwituut.
- 2.1.1.2 Geen geboue of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortel-bome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2m daarvandaan geplant word nie.

2.1.1.3 Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings en ander werke wat hy volgens goeë dunnke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts is die plaaslike bestuur geregtig tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwyderings van sodanige rioolhoofpypleidings en ander werke veroorsaak word.

2.1.2 ERF 2030

Die erf is onderworpe aan 'n 3m serwituut vir munisipale doeleindes, ten gunste van die plaaslike bestuur, soos aangedui op die Algemene Plan.

2.1.3 ERWE 2025 EN 2041

Die erf is onderworpe aan 'n 5m serwituut vir munisipale doeleindes, ten gunste van die plaaslike bestuur, soos aangedui op die Algemene Plan.

2.1.4 ERF 2041

Die erf is onderworpe aan 'n 8m serwituut vir munisipale doeleindes, ten gunste van die plaaslike bestuur, soos aangedui op die Algemene Plan.

2.2. VOORWAARDES VOORGESKRYF DEUR DIE STREEKS DIREKTEUR: MINERALE EN ENERGIE SAKKE VIR DIE PWV STREEK IN TERME VAN ARTIKEL 68(1) VAN DIE MINERALE AKTE, 1991

2.2.1 ERWE 2022 – 2041

Die erwe (grond, land, ens) is geleë in 'n area waar nabygeleë ope lug mynbou werksaamhede en aktiwiteite, insidenteel daartoe bestuur word en die eienaar daarvan aanvaar dat ongerieflikheid met betrekking tot stof besoedeling en geraas as gevolg van sodanige mynbou werksaamhede en aktiwiteite, ervaar mag word en geen verantwoordelikheid sal oorgaan op die Staat, Centurion Stadsraad, of sy werknemers.

IMPORTANT NOTICE

The
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as from 2nd January 2002

NEW PARTICULARS ARE AS FOLLOWS:

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Government Printing Works
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Pretoria

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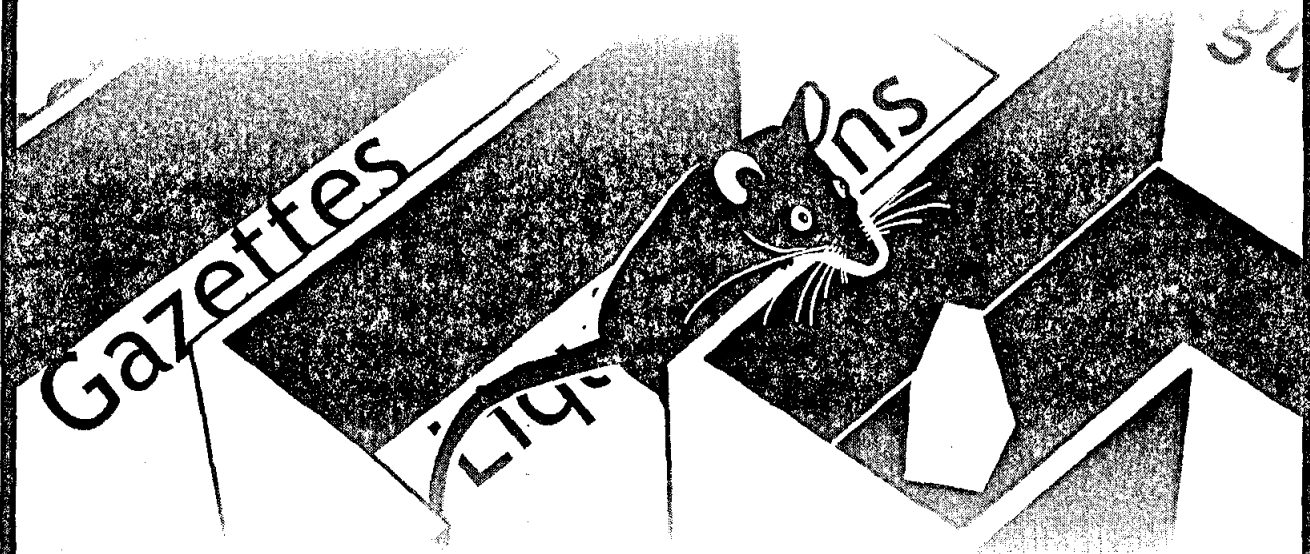
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Director: Financial Management
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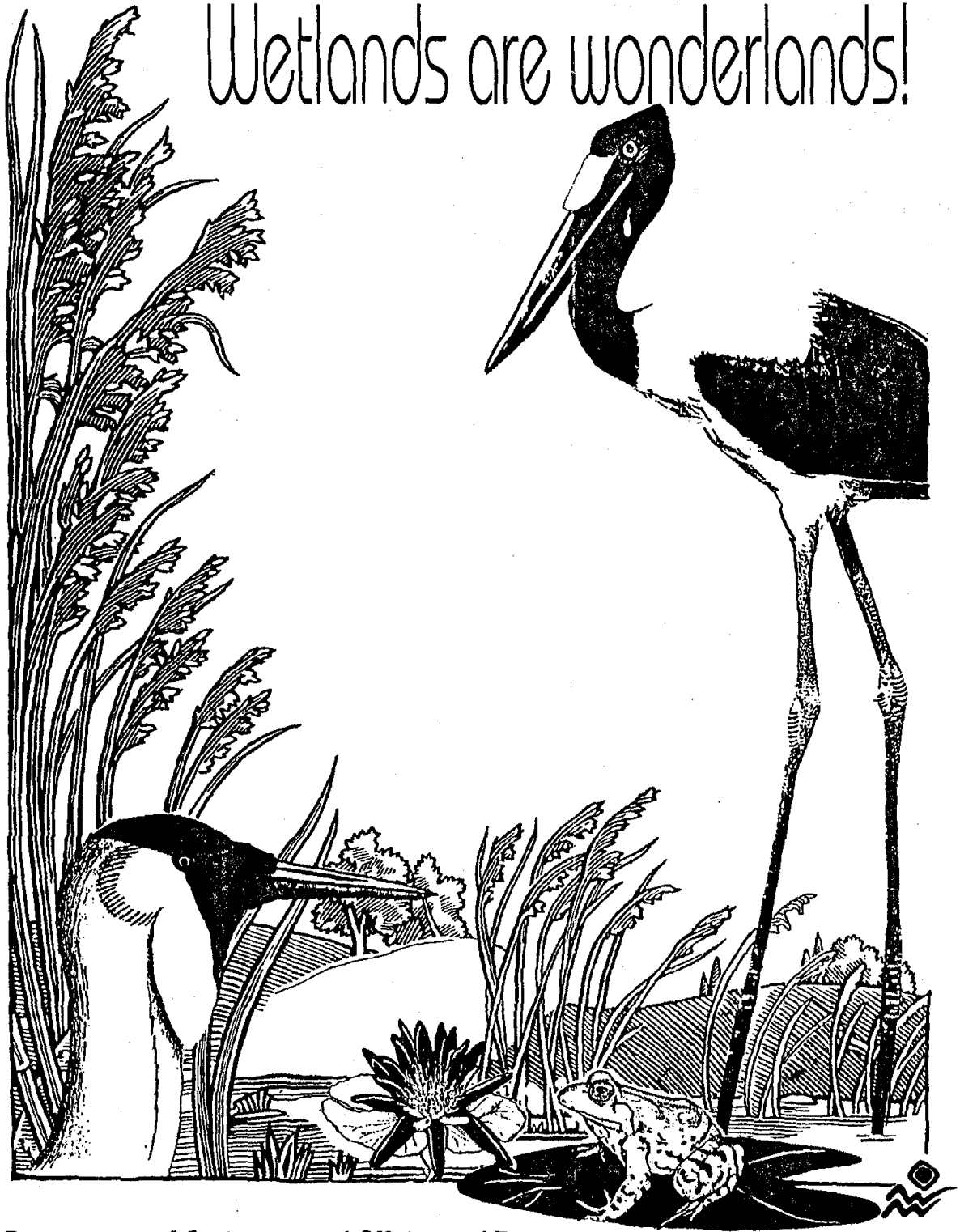
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